

OFFICE OF THE CITY CLERK

CITY AND COUNTY OF HONOLULU
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BERNICE K.N. MAU
CITY CLERK

January 28, 2014

VIA E-MAIL AND CITY MESSENGER

TO: GEORGE ATTA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: BERNICE K.N. MAU, CITY CLERK

Bernice K.N. Mau

SUBJECT: NOTICE OF INTRODUCTION OF A RESOLUTION FOR A COUNCIL
PROPOSAL TO AMEND THE GENERAL PLAN, THE DEVELOPMENT
PLANS, THE ZONING ORDINANCES, OR THE SUBDIVISION
ORDINANCE.

RESOLUTION 14-20, entitled:

"RESOLUTION PROPOSING AN AMENDMENT TO CHAPTER 21,
REVISED ORDINANCES OF HONOLULU 1990 (THE LAND USE
ORDINANCE), AS AMENDED, RELATING TO DWELLINGS ON CERTAIN
PRESERVATION LANDS,"

was introduced on January 27, 2014 and was referred to the Committee on Zoning and Planning. Pursuant to Ordinance 08-8, a copy of the Resolution is transmitted herewith.

Ordinance 08-8 further requires you to promptly stamp the date and time of receipt of this document on this transmittal letter and to notify the Council in writing of the date of receipt.

dc

Attachment: Resolution 14-20

RECEIVED
CITY CLERK
& C OF HONOLULU
2014 JAN 28 PM 1:22



RESOLUTION

PROPOSING AN AMENDMENT TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990 (THE LAND USE ORDINANCE), AS AMENDED, RELATING TO DWELLINGS ON CERTAIN PRESERVATION LANDS.

WHEREAS, pursuant to the City's Land Use Ordinance, permitted uses in the P-2 general preservation zoning district include, but are not limited to, activities such as composting, crop production, game preserves, livestock grazing, resource extraction, waste disposal and processing, and cemeteries; and

WHEREAS, there are vacant parcels of P-2 zoned land in the midst of residential neighborhoods where the aforementioned land uses would conflict with residential designations that appear on the city's General Plan and Development/Sustainable Communities Plans; and

WHEREAS, some lands presently within the P-2 zoning district were originally placed in the district due to flood plain or other hazard designations; however, due to modern engineering practices and flood control measures, some of these lands may be suitable for development; and

WHEREAS, while it is acknowledged that P-2 zoned lands are valued for providing open space, issues such as illegal dumping and other undesirable activity are persistent problems, creating a blight on neighborhoods; and

WHEREAS, Honolulu continues to suffer a housing shortage which is in part due to a lack of appropriately zoned land, and the lengthy and costly rezoning process is typically cost-effective only for large projects; and

WHEREAS, the Council desires to allow limited low-density residential use on P-2 zoned lands; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the Director of Planning and Permitting and the Planning Commission are directed, pursuant to Section 6-1513 of the Revised Charter of the City and County of Honolulu 1973, as amended, and ROH Chapter 2, Article 24, to process the proposed amendment to Chapter 21, ROH 1990 (the Land Use Ordinance), attached hereto as Exhibit "A," in the same manner as if the proposal had been proposed by the Director; and

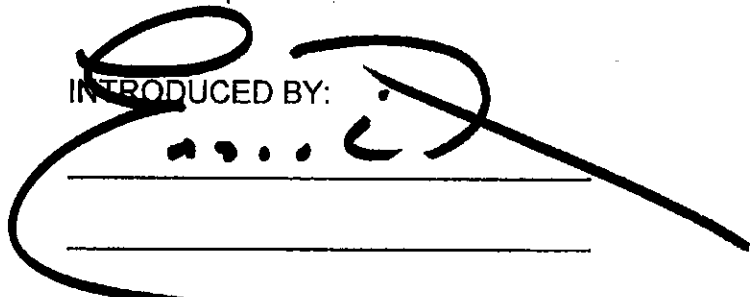


RESOLUTION

BE IT FURTHER RESOLVED that the Director of Planning and Permitting is directed to inform the Council upon the transmittal of the Director's report and the proposed Land Use Ordinance amendment to the Planning Commission; and

BE IT FINALLY RESOLVED that, pursuant to ROH Chapter 2, Article 24, the Clerk shall transmit copies of this Resolution and the Exhibit attached hereto to the Director of Planning and Permitting and the Planning Commission of the City and County of Honolulu, and shall advise them in writing of the date by which the Director's report and accompanying proposed ordinance are required to be submitted to the Planning Commission.

INTRODUCED BY:



DATE OF INTRODUCTION:

JAN 27 2014

Honolulu, Hawaii

Councilmembers

EXHIBIT A



A BILL FOR AN ORDINANCE

RELATING TO DWELLINGS.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose. The purpose of this ordinance is to amend the provisions of the Land Use Ordinance, ROH Chapter 21, relating to dwellings.

SECTION 2. Chapter 21, Table 21-3 ("Master Use Table"), Revised Ordinances of Honolulu 1990, as amended, is amended by amending the "Dwellings, detached, one-family" use in the Dwellings and Lodgings category to read as follows:

**"TABLE 21-3
MASTER USE TABLE**

In the event of any conflict between the text of this Chapter and the following table, the text of the Chapter shall control. The following table is not intended to cover the Waikiki Special District; please refer to Table 21-9.6(A).

KEY:	Ac	=	Special accessory use subject to standards in Article 5
	Cm	=	Conditional Use Permit-minor subject to standards in Article 5; no public hearing required (see Article 2 for exceptions)
	C	=	Conditional Use Permit-major subject to standards in Article 5; public hearing required
	P	=	Permitted Use
	P/c	=	Permitted use subject to standards in Article 5
	PRU	=	Plan Review Use

ZONING DISTRICTS																		
USES (Note: Certain uses are defined in Article 10.)	P-2	AG-1	AG-2	Country	R-20, R-10	R-7.5, R-5, R-3.5	A-1	A-2	A-3	AMX-1	AMX-2	AMX-3	Resort	B-1	B-2	BMX-3	BMX-4	I-1

**DWELLINGS
AND LODGINGS**

Dwellings, detached, one- family	P/c			P	P	P	P	P	P	P	P	P	P			P		
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A BILL FOR AN ORDINANCE

SECTION 3. Chapter 21, Article 5 ("Specific Use Development Standards"), Revised Ordinances of Honolulu 1990, as amended, is amended by adding a new section to be appropriately designated by the revisor of ordinances, to read as follows:

"Sec. 21.5. Dwellings.

In the P-2 zoning district for land within the state land use "Urban" district, the following standards apply:

- (a) The development standards shall be as stated in Table 21-3.2, for the R-20 district, except that the maximum building area shall be 15% instead of 50% of the zoning lot area.
- (b) The maximum number of dwellings permitted on any zoning lot is eight."

SECTION 4. New ordinance material is underscored. When revising, compiling or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the revisor of ordinances need not include the underscoring.



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

SECTION 5. This ordinance takes effect upon its approval.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawaii

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20____.

KIRK CALDWELL, Mayor
City and County of Honolulu